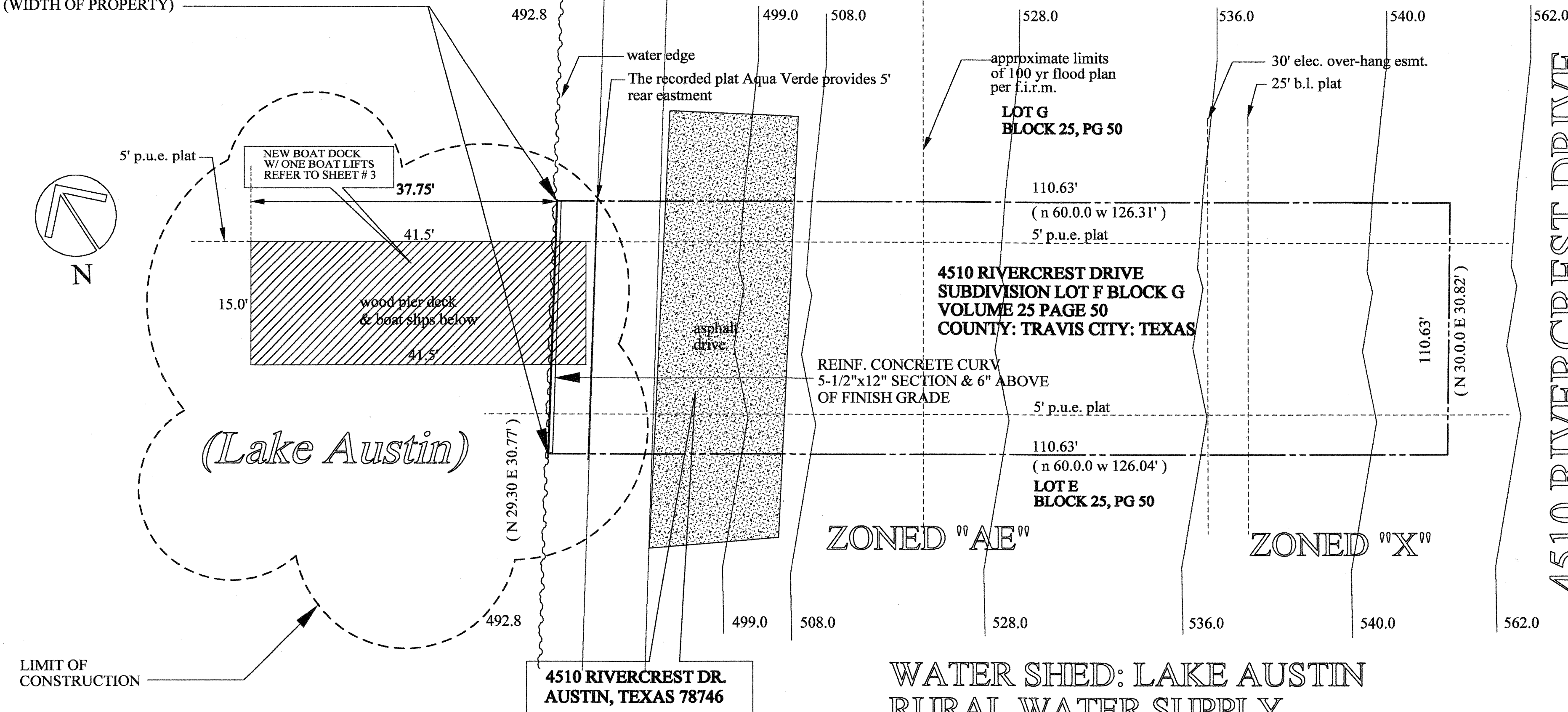


PROPOSED SHEET PILING
BULKHEAD PROTECTION
(WIDTH OF PROPERTY)



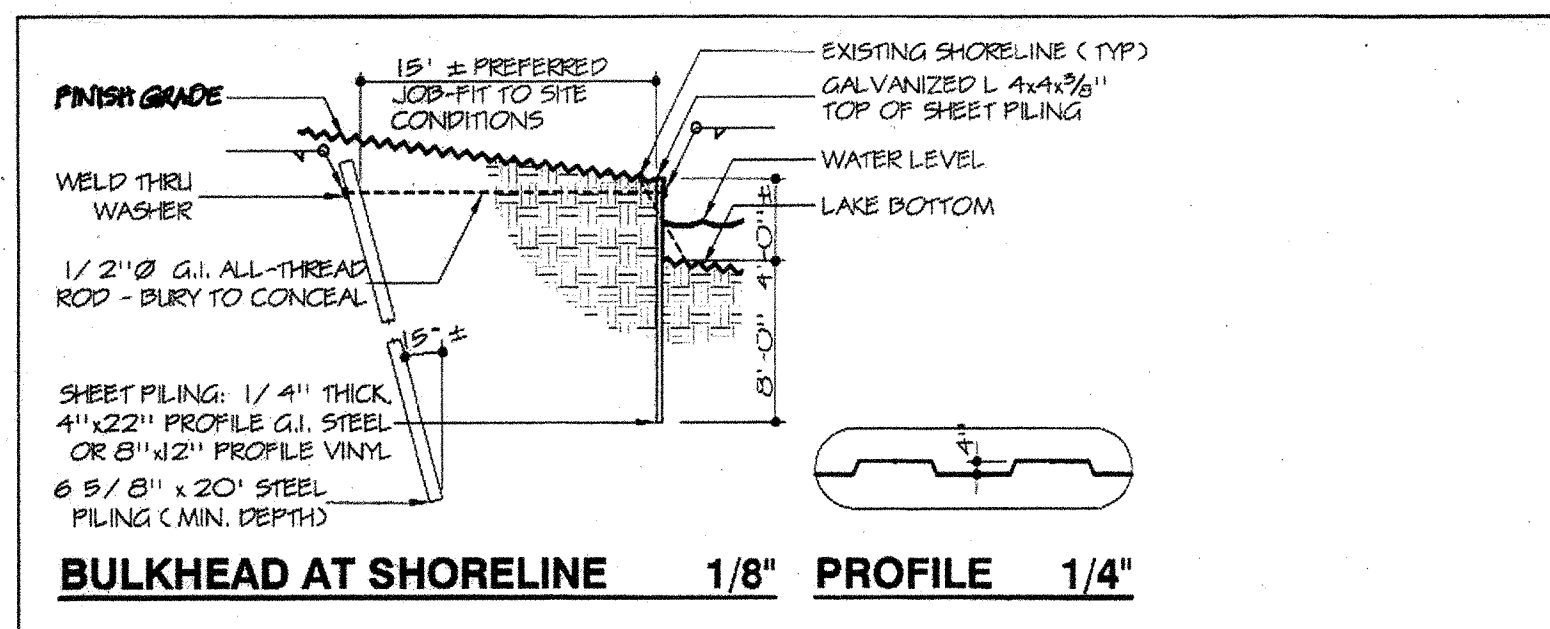
SITE PLAN

SCALE: 1" = 10'

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SHEET NUMBER 1. CONSTRUCTION SITE PLAN
SHEET NUMBER 2. EXISTING CONDITIONS SITE PLAN
AND NOTES
SHEET NUMBER 3. BOAT DOCK PLAN
AND ELEVATIONS

DETAIL-BULKHEAD

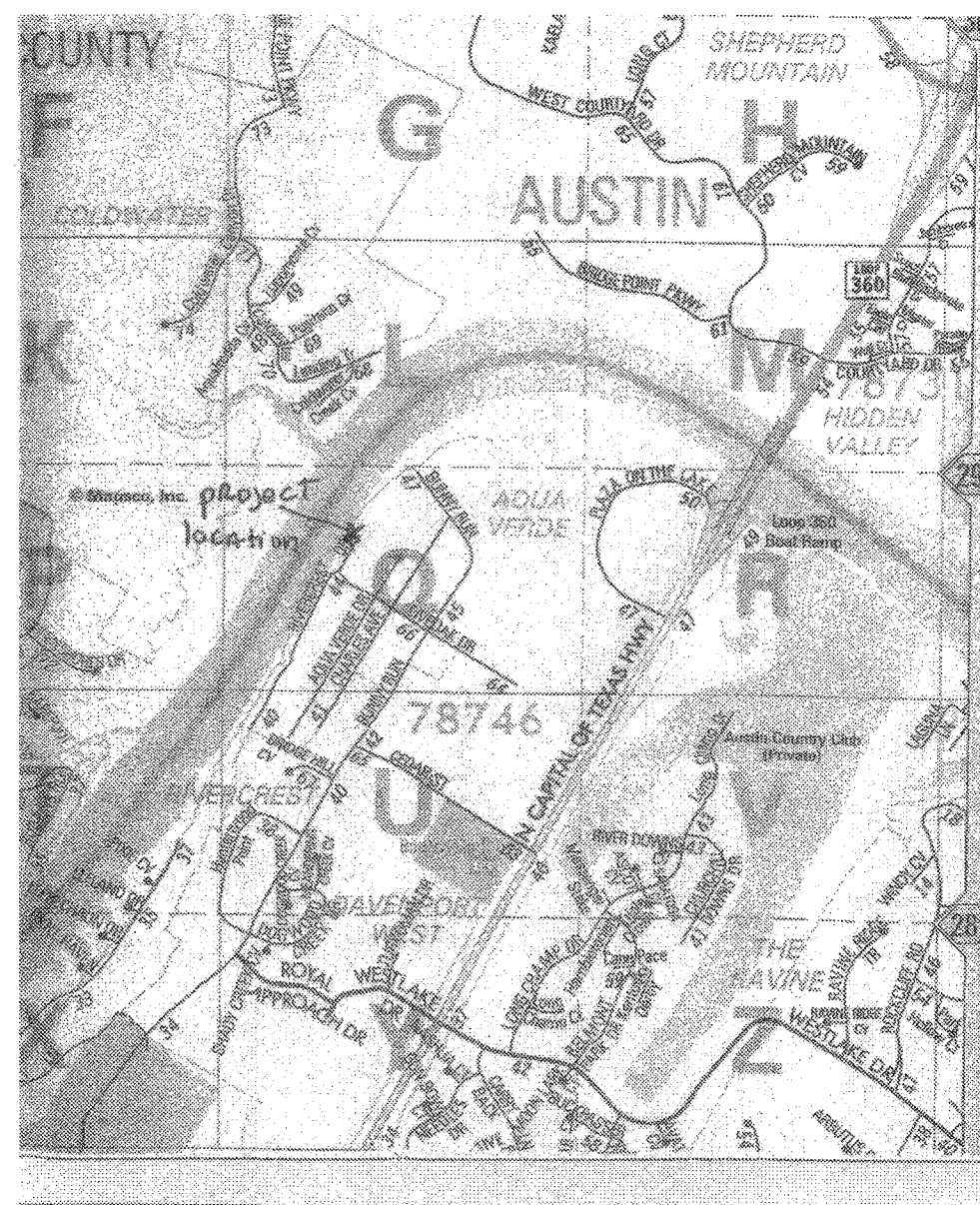


PERMANENT EROSION CONTROL BULKHEADING AND SILT WALL DETAILS
BULKHEAD SHEETING MAY BE INSTALLED BY DRIVING WITH DROP HAMMERS, VIBRATOR DRIVERS, DIESEL HAMMERS, OR PUSHING INTO PLACE WITH LIGHT EQUIPMENT. SHEETING SHOULD HAVE A MINIMUM CROSS SECTIONAL DEPTH OF 4" (OR GREATER) TO BETTER PROVIDE A WAVE BARRING EFFECT.

NOTE:

THIS SITE IS IN THE DRINKING WATER PROTECTION ZONE AND THE PROJECT DURATION DATE IS THREE YEARS FROM SUBMITTAL. PROJECT DURATION DATE OF 10-14-2013

PROJECT LOCATION



NOTES:

ALL SITE WORK MUST COMPLY WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS

C.O.A. SITE PLAN RELEASE NOTES:

A) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH RELEASED SITE PLAN
ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
B) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

THIS BOAT DOCK IS AN ACCESSORY USE FOR A SINGLE FAMILY RESIDENCE AND SHALL BE USED AS SUCH. IN NO WAY IS THIS BOAT DOCK ALLOWED TO BE USED COMMERCIAL WITHOUT THIS PROPERTY SECURING A ZONING CHANGE.

ANY TREE THAT ARE REMOVED DURING THE CONSTRUCTION WHICH EXCEED 19" DIAMETER CALIPER WILL BE MITIGATED THROUGH PAYMENT TO THE URBAN FORESTRY REPLENISHMENT FUND THE RATE OF \$ 75 PER CALIPER INCH. SUCH PAYMENTS WILL BE SOLE RESPONSIBILITY OF THE OWNER.
TREES WILL BE PROTECTED BY 8 FT HIGH 2x4 BOARDS STRAPPED TO TREE TRUNK PER C.O.A. STANDARD DETAIL 610 S-1.

CONSTRUCTION SEQUENCE

1. INSTALL ENVIRONMENTAL SEDIMENTATION CONTROLS (IF NEEDED)
2. INSTALL TREE PROTECTION CONTROLS (IF NEEDED)
3. HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR PHONE: 512.974.2278
4. INSTALL SILT BOOM FOR BULKHEAD WORK
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS TO WILL BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED, IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. CONSTRUCT BULKHEAD AND SHORELINE MODIFICATIONS/CLEAN SITE/CONSTRUCT BOAT DOCK ACTIVITIES.
7. OBTAIN FINAL INSPECTION RELEASE

GENERAL NOTES

1. THE CITY OF AUSTIN GENERAL CONSTRUCTION NOTES ARE INCORPORATED BY REFERENCE AND MADE A PART OF THIS PROJECT FOR APPLICABILITY IN THE EVENT THAT UNFORESEEN DISTURBANCE OF THE LAND AREA OF THE SITE IS NECESSARY TO COMPLETE THE APPROVED CONSTRUCTION-REFERENCE: EXHIBIT III OF THE BULKHEAD & SHORELINE MODIFICATION PACKET (6/1/00) AND SILT FENCE DETAIL, FIGURE 1-8 OF THE ENVIRONMENTAL MANUAL. THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION (APPENDIX P-2) ARE ALSO INCORPORATED BY REFERENCE. COA SPECIFICATION FOR SILT FENCE (6428) REQUIRES 'NON-WOVEN' GEOTEXTILE SILT FENCE, WITH A MINIMUM WEIGHT OF 4.5 OZ/SQ. FT
2. THIS PROJECT/SITE IS LOCATED IN THE LAKE OF AUSTIN WATERSHED, IS CLASSIFIED AS RURAL WATER SUPPLY, AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. PILING SHALL BE STEEL AND PRIMED WITH 'NO LEAD' F524 RED IRON PRIMER
4. NO DUMPSTER WILL BE REQUIRED, AND SCRAP METAL WILL BE PLACED ON BARGES.
5. ACCUMULATED SILT AT SHORELINE ABOVE ORIGINAL LAKEBED MAY BE REMOVED AT OWNER'S DISCRETION.
6. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH ENGINEER/DESIGNER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELAY ON THE ADEQUACY OF THE WORK OF ENGINEER/DESIGNER.
7. THE ENVIRONMENTAL INSPECTOR WILL BE CONTACTED AT 512.974.2278 PRIOR TO CONSTRUCTION. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. (LDC 25-B-183)

GENERAL INFORMATION

PROJECT DESCRIPTION: BOAT DOCK REMODELING
ADDRESS: 4510 RIVERCREST DRIVE
AUSTIN, TEXAS 78746
LEGAL ADDRESS: AQUA VERDE SUBDIVISION, BOOK 25 PAGE 50
LOT 'F' BLOCK 'G' TRAVIS COUNTY TEXAS
4510 RIVERCREST DRIVE AUSTIN TX 78746
OWNER: ARMEL AND MARIANA MORVAN
4502 AQUAVERDE DRIVE
AUSTIN, TEXAS 78746
CONTRACTOR: SIGNOR ENTERPRISES, INC.
17912-A HAMILTON POOL RD.
AUSTIN, TEXAS 78738

CONSTRUCTION PROPOSED FOR:
CASE #: 6P-2010-0359DS SUBMITTAL DATE: DECEMBER 14, 2010

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT DATE

DEVELOPMENT PERMIT* DATE

REVIEWED BY: DATE

PARKS DEPARTMENT CERTIFICATION:

FOR THE CONSTRUCTION OF THE PROPOSED BULKHEAD & SHORELINE MODIFICATIONS, THIS SITE PLAN DOES NOT REQUIRE ANY VARIANCES FROM, AND IS IN FULL COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:

- SECTION 25-2-1175 - LIGHTING AND ELECTRICAL STANDARDS
- SECTION 25-2-1176 - 10' SIDEYARD SETBACK
- SECTION 25-2-1176 - 20% MAXIMUM LOT SHORELINE COVERAGE
- SECTION 25-2-1176 - 30' MAXIMUM EXTENSION OF DOCK INTO WATER PERPENDICULAR TO SHORELINE
- SECTION 25-2-1176 - MAXIMUM ALLOWABLE NUMBER OF BOAT SLIPS

THIS SITE PLAN DOES NOT CREATE A NAVIGATIONAL HAZARD

PARKS AND RECREATIONAL DEPARTMENT (STAMP OPTIONAL) DATE

BOAT DOCK/BULKHEAD/SHORELINE MODIFICATIONS C.O.A. #: SP-2010-0359-DS

NUMBER	DESCRIPTION OF REVISION/CORRECTION	REVISE (R) ADD (A) VOID (V) SHEET #	TOTAL # SHEET IN PLAN SET	NET CHANGE IMP COVER (SQ. FT)	NET CHANGE IMP COVER (SQ. FT) %	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

A.E.C., INC.
ENVIRONMENTAL CONSULTING, PERMIT
SUPPORT & SITE ASSESSMENT
1301 S IH 35 SUITE 204 AUSTIN, TEXAS 78741
PH: 512.474.7377 FAX: 512.474.4923

BAZAN ARCHITECT
ARCHITECTURE & CONSTRUCTION
1102 KNIPP COVE
AUSTIN, TEXAS 78739
TEL 512 / 280-1061
FAX 512 / 280-1561

**NEW BOAT DOCK
ONE BOAT SLIP AND DECKING
4510 RIVERCREST DRIVE
AUSTIN, TEXAS 78746**

DATE: 2/10/2011

SCALE: 1/10"=1'-0"

SHEET

1

1 OF 3 SHEETS